

THE MODERN HOUSE



*London N1
Sold*

Wolsey Road

Set on the corner of Wolsey Road and Queen Margaret's Grove is this wonderful four-bedroom house, positioned between Dalston Kingsland, Canonbury and Newington Green. Sitting at the end of the terrace on the former site of two Victorian shops, the house unfolds across 2,300 sq ft of considered and beautifully bright space, arranged over four floors. At the back of the house is a tranquil private courtyard garden, and there is a front garden on Wolsey Road.

The Tour

The house is set back from the street behind a front garden; a mature Chinese ash tree creates a verdant screen. On the ground floor, the house has a handsome cream stucco façade, with London stock brick front on the two floors above, all topped by a mansard roof. Entry to the house is through a muted blue front door with an original recessed boot scraper set to the side.

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This opens to the long internal hall, which in turn leads to the bright living room, where high ceilings and pale solid oak flooring capitalise on light drawn in from three large sash windows. Ornate cornicing runs the perimeter of the room, and a marble fireplace with a granite hearth acts as a focal point, set between two alcoves painted in a deep and moody aubergine.

A set of bifold doors lead into a dining room, currently arranged as additional living space. There is another marble fireplace beside a sash window overlooking the garden. A hall leads to a study at the rear of the plan, where a wall of bespoke light grey cabinetry flows towards a sash window with more rear garden views.

Oak stairs descend to the lower-ground floor, with a kitchen, living and dining room. In the cleverly conceived kitchen area, a marble L-shaped worktop hugs the wall while a matching breakfast bar with a waterfall edge extends from the rear wall. Above the breakfast bar are two pendant lights; below, an overhang on the bar allows for stools to be placed underneath. White cabinetry conceals appliances, acts as storage and reflects light back into the room. A Crittall window set into an internal wall also maximises the flow of light and demarcates the kitchen from the living and dining rooms.

The dining space is defined by bespoke oak cabinetry with bookshelves, adding extra storage space. A secret door is hidden by more bookshelves and opens to reveal a cupboard, where the house's original coat hatch was situated. A Georgian sash window allows light to flood the room. In the living area, a fluted fireplace is set around a polished granite hearth, flanked by open shelves and bespoke cabinetry in the alcoves.

On the first floor are three double bedrooms, all finished in a calming soft grey, and one, in the corner of the building, with a dual aspect. There is also a family bathroom on this floor, where playful grey hexagonal floor tiles ground the space. Blue glass sits at the back of open shelving, and there is a walk-shower and a separate bath.

The second floor is entirely given over to the main suite. In the bedroom, clerestory windows have treetop views, and there are solid oak floorboards. A frosted door opens into a dressing room at one aspect of the room and to an en suite at the other. In the bathroom is a free-standing elliptical bath and a set of French doors that open onto a private decked terrace.

At the rear of the lower-ground floor is a utility room, where the oak flooring continues, and there is a stainless steel worktop and sink. At the back of the utility is a WC, where a frosted window opens to the courtyard garden.

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Outdoor Space

A secluded garden flows out from the kitchen at lower-ground level. The verdant space is laid with decking, perfect for easy entertaining. Two steps lead to the middle of the garden, where mature bamboo sprouts, while an abundance of jasmine and wisteria flow along a rendered wall.

There is a small front garden on Wolsey Road. It is laid with large pebbles interspersed with steppingstones and planted with grasses, olive trees and jasmine. There is also a small decked balcony off the main bedroom's en suite, which is orientated east to capture the morning sun.

The Area

Wolsey Road is within easy reach of the independent shops, cafes, restaurants and pubs of Dalston and Newington Green; Jolene, Three Sheets and Brilliant Corners are neighbourhood favourites. A short walk away is Primeur; recently described as "the perfect neighbourhood restaurant", it serves modern European cuisine and natural wine on nearby Petherton Road. A short stroll to King Henrys Walk is local favourite On Friendship and Chairs, a mid-Century furniture and coffee shop.

Nearby, Newington Green has a range of excellent facilities, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants. Further shops, cafés and restaurants can be found on Stoke Newington Church Street and Upper Street.

There are a number of schools nearby, including Newington Green Primary School, Mossbourne Community Academy and Clapton Girls Academy. For nursery there is the very good, independent The Children's House Pre-Prep school. There are several green spaces nearby; Hackney Downs, Highbury Fields, and Clissold Park, with its tennis courts, cafe, beautiful lakes, and resident deer, are local favourites.

Dalston Kingsland, Dalston Junction, and Canonbury stations are all within easy reach and run Overground services to Highbury & Islington, Shoreditch and Stratford. A number of buses run into central London and the neighbouring Dalston area.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.